



Lexington Fayette Urban County Government

Department of Public Works

Office of the Commissioner

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A Policy Determining Responses to Home and Residential Property Flooding

The Lexington-Fayette Urban County Government regularly receives requests from home owners for assistance with house and property flooding. Each reported case will be investigated by employees from the Department of Public Works, the Division of Engineering, or the Division of Sanitary Sewers. Experience shows that these flooding issues can be broken down into specific categories. They are reviewed below with an outline of LFUCG responses.

Overland Flow of Water

- **Home Flooding Due to Water Flowing Over the Ground and Entering the Residence**

Home flooding caused by overland flow through doors, windows, and other entryways is the highest priority; it can be life threatening and deprive residents of their security and possessions. After investigating the circumstances that caused the flooding, the Division of Engineering will determine if the location should be added to the Stormwater Priority List, using the approved procedure.

Employees may advise the home owner about floodproofing or property grading methods that might give more immediate relief.

- **Exterior Property Flooding Due to Water Flowing Over the Ground**

Stormwater runoff that flows across open ground and does not enter a residence is considered a nuisance; it is neither life threatening nor does it endanger the home. The Division of Engineering will investigate the causes and give appropriate advice to the property owner. This advice may include information about proper grading techniques or data about local floodplains. The Division of Engineering does not recommend projects based solely on flooding that does not enter a residence.

Groundwater

- **Home Flooding Caused by Groundwater Infiltration or Seepage**

Groundwater infiltration can be caused by poor soil conditions and worsened by unsuitable construction techniques, improper grading, and inadequate long-term maintenance. The Division of Engineering will investigate groundwater seepage as employees are available. Division of Engineering staff will advise about known remediation techniques, but the homeowner may need to hire private professional services to completely investigate the issues and create a plan that will resolve identified problems. Spending public funds for resolution of groundwater infiltration is not recommended.


Connections to Public Infrastructure

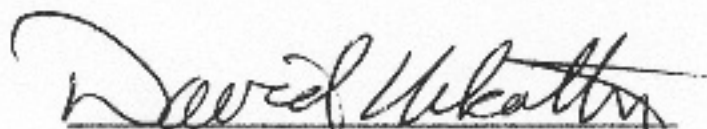
- Home Flooding Caused by Floor Drains Connected to the Storm Sewer System

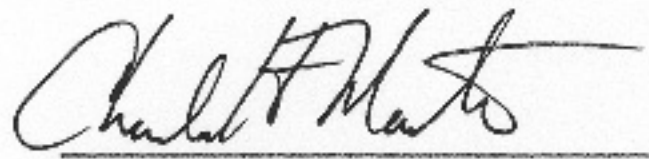
Storm sewer pipes can become pressurized during heavy rains. Flow in drain pipes from homes to the storm sewer may then reverse their flow, causing rapid and dangerous home flooding. The Division of Engineering will investigate such flooding. Since the benefits of such connections rarely outweigh the dangers, the usual recommendation is that the drain be disconnected by the homeowner. If the homeowner thinks a floor drain is needed, alternatives will be discussed with them.

- Home Flooding Caused by Backup or Resurgence of the Sanitary Sewer System

These issues will be investigated by the Division of Sanitary Sewers. Response to such flooding will be at the discretion of that division, based upon their policies, practices, and procedures.


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